

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
July 20, 2022

A meeting of the Norton Shores Zoning Board of Appeals held at Norton Shores Branch Library Community Room was called to order on Wednesday, July 20, 2022 at 5:30 p.m.

Present: Vice Chair Philips; Board Members Parker, Munski and Wisniewski; also, Doug Hughes, Ted Woodcock and Sarah Romine.

Absent: Chair Person Hill

22-A08 Minutes

Board Member White moved to approve the minutes as corrected for the May 11, 2022 Zoning Board of Appeals meeting. The motion was supported by Board Member Wisniewski and carried unanimously.

22-A09 Variance Request – 2853 McCracken Street, Stibitz Property

The Recording Secretary certified the July 10, 2022 mailing and publishing of the notice.

City Planner Ted Woodcock gave the board a brief overview of the request stating that the applicant would like to construct a single-family residence on the property, but due to its size, is unable to without getting a Variance.

A public hearing was held. The applicant, Ron Stibitz, informed the board that this Variance will allow him to construct a single-family residence for one of his children. That he roughly needs just three more feet. Joel Seifert, 2851 McCracken Street, which is also the neighboring property, asked if the home would be used as a rental property and stated he was concerned about tenant parking. Mr. Stibitz stated that it will not be used as a rental and that he plans for the home to be used by one of his children.

Board Member Wisniewski made a motion to approve the Variance to allow Ron Stibitz to construct a single-family residence that will be at least 25 feet from the front property line adjacent to McCracken Street, 14' from the front yard adjacent to Plainfield Avenue, 10' from the side property line, and 25' from the rear property line; as well as exceed 30% of lot coverage at 2853 McCracken Street, based on, it not being a difficulty that can be obviated by some feasible method other than the granting of the Variance because otherwise the property will be essentially useless, sit empty, and not generate any tax base for the City. The motion was supported by Board Member Maniates and carried unanimously, with Chairperson Hill absent.

General Comments

None.

Meeting adjourned at 5:38 p.m.

  
Sarah Romine, Recording Secretary